

COLORADO CENTER

**FOR
LEASE**

2000 SOUTH COLORADO BOULEVARD, DENVER, CO OFFICE SUITES FOR LEASE

- Class A, mixed-use development
- Immediate access to Light Rail at Colorado Station
- RTD bus transfer station serving four bus routes
- Great views of the front range
- Nearby amenities include 38 restaurants, numerous hotels, 4 health clubs, Cherry Creek Mall (3 miles), 4 supermarkets and multiple prestigious housing neighborhoods and apartment communities
- 3.5/1,000 SF parking ratio
- 9' finished ceilings with full height glass
- Men's and women's shower facilities
- Covered and VIP parking available
- **New state-of-the-art conference rooms for tenant use**



WWW.LPCDENVER.COM

for more information:
MARK HOMLISH mhomlish@lpc.com
www.lpcdenver.com

Property leased by:

**LINCOLN
PROPERTY
COMPANY**

2000 South Colorado Blvd., Suite 3700 Denver, CO 80222 | 303.893.1886 main | 303.893.4055 fax

COLORADO CENTER



2000 SOUTH COLORADO BOULEVARD, DENVER, CO OFFICE SUITES FOR LEASE

AVAILABLE SPACE:

TOTAL PROJECT:

TOWER I \$23.00-\$24.00/rsf

- Suite 3300 - 988 sf
- Suite 3500 - 2,588 sf
- Suite 9000 - 10,282 sf
- Suite 9500 - 4,118 sf
- Suite 10000 - 2,585 sf
- Suite 10900 - 1,307 sf
- Suite 10500 - 4,818 sf

can be combined
3,576 sf

ANNEX RATES REDUCED Now \$20.00/rsf

- Suite 110 - 1,550 sf
- Suite 120 - 1,765 sf
- Suite 240 - 7,084 sf (divisible)
- Suite 200 - 2,401 sf (sublease)
- Suite 320 - 6,173 sf
- Suite 400 - 4,691 sf
- Suite 405 - 1,011 sf
- Suite 420 - 2,359 sf

can be combined
3,315 sf

TOWER II \$23.00-\$24.00/rsf

- Suite 2-400 - 5,940 sf
- Suite 2-410 - 877 sf
- Suite 2-430 - 1,646 sf
- Suite 2-440 - 1,209 sf
- Suite 2-640 - 2,154 sf
- Suite 2-720 - 3,347 sf
- Suite 2-800 - 22,161 sf
- Suite 2-900 - 22,161 sf
- Suite 2-1000 - 22,161 sf

divisible to 5,311 sf

TOWER III \$23.00/rsf NNN

30,000 sf LEED

RETAIL

Suite 101 - 6,903 sf

LIGHT RAIL ON SITE COLORADO STATION



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